HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK

Ontario Region Highlights

Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2009

Figure 1

Source: CMHC forecasts

Figure 2

Source: CREA, CMHC forecasts

Housing Starts

- Ontario home starts will move lower reaching 51,325[1] units but owing to economic uncertainty will range between 48,000 to 53,000 unit starts in 2009.
- Home starts will rise in 2010 but residential construction investment will be tempered by more choice in the resale market.
- Share of single detached homes constructed will remain near historic lows
- Stronger demand for inexpensive housing along with tighter rental markets suggests townhome and apartment construction will hold up better.
- Ontario starts move closer to demographic requirements due to slowing economy.

Resales

- Existing home sales will moderate this year reaching 144,200[1] units, down from over 181,000 units in 2008.
- Existing home sales will range between 140,000 to 146,000 units in 2009.
- Rising affordability will be supported by modest employment gains – helping boost sales in 2010.
- Sales over 2009/10 will move in line with levels earlier in the decade.

[1] The outlook is subject to a heightened degree of uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document are based on information available as of April 30, 2009.

Canada

CMHC SCHL

HOME TO CANADIANS

Resale Prices

- Accommodating conditions for buyers suggests prices will slow by 5.0 per cent this year and 3.6 per cent in 2010.
- Slowing income growth and higher demand for inexpensive housing are factors weighing on average prices.

Economic Forecasts

- Ontario economy will contract in 2009 before a gradual pickup in 2010.
- Declining automotive and forest product exports, particularly to the US, will weigh on goods sector.
- Ontario domestic demand under pressure owing to cautious consumer spending and slowing private sector business investment.
- Cautious consumer optimism will temper the recovery in 2010 as Ontario's jobless rate moves higher vis-à-vis recent year levels.
- All Canadian regions will be impacted by contracting global economy.
- A narrowing growth gap between the west and central Canada will temper the net outflow of Ontarians headed west.

Housing Forecasts

- Urban markets tied to auto production and US trade which include Oshawa, Windsor and St. Catharines-Niagara, will see only modest recovery in 2010.
- Hamilton, Thunder Bay, Ottawa and Kitchener new home markets will enjoy greater starts stability as these centers represent the tightest Ontario resale markets.
- Demand shift to more modestly priced ownership and rental housing will support high-density construction activity in Toronto, Ottawa and Hamilton.

Mortgage Rates Forecast

- Mortgage rates are expected to be relatively stable throughout 2009, remaining within 25-75 basis points of their current levels. Posted mortgage rates will increase very gradually during the course of 2010, reflecting a rise in government of Canada bond yields. For 2010, the one-year posted mortgage rate will be in the 4.75-6.00 per cent range, while three- and five-year posted mortgage rates are forecast to be in the 5.00-6.75 per cent range.

Figure 3

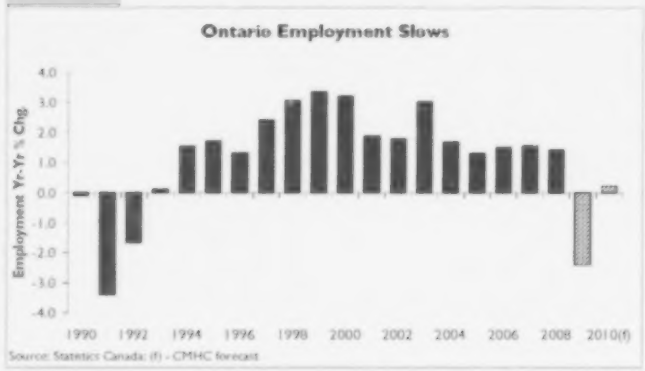

Figure 4

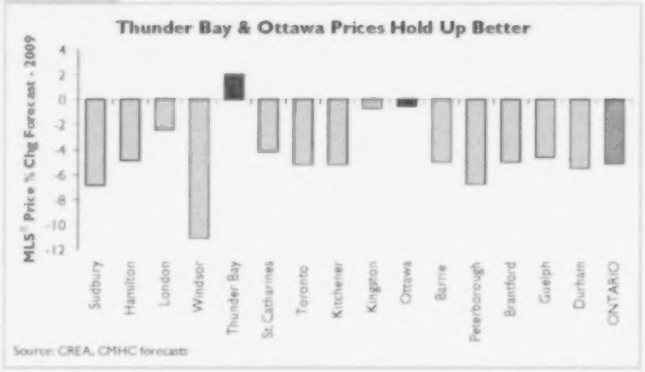

Figure 5

Mortgage rates		
1 Year	Q1 2009	4.83
	% pt. chg from Q1 2008	-2.42
	2009 (F)	4.80
	2010 (F)	5.29
5 Year	Q1 2009	5.71
	% pt. chg from Q1 2008	-1.58
	2009 (F)	5.64
	2010 (F)	5.94

Source: Bank of Canada, CMHC Forecast

Ontario Region Economic and Housing Indicators

		Labour Market				Housing Market				
		Emp. Growth SA (%)	Unemp. Rate SA (%)	Average Weekly Earnings ($)		Total Starts	Single-Detached Starts	Multiple Starts	MLS® Sales	MLS® Average Price ($)
Barrie[2]	Q1 2009	-9.7	11.2	839.94	Q1 2009	38	38	0	647	252,768
	Q1 2008	-5.9	5.0	815.35	Q1 2008	220	208	12	895	256,388
	Change[1]	-3.7	6.2	3.0%	% Change	-82.7	-81.7	-100.0	-27.7	-1.4
Brantford[2]	Q1 2009	-2.0	9.6	779.05	Q1 2009	71	69	2	368	210,515
	Q1 2008	0.8	6.9	779.31	Q1 2008	71	37	34	501	218,461
	Change[1]	-2.8	2.7	0.0%	% Change	0.0	86.5	-94.1	-26.5	-3.6
Greater Sudbury	Q1 2009	0.5	7.9	820.20	Q1 2009	16	8	8	296	194,275
	Q1 2008	0.5	5.7	807.03	Q1 2008	32	26	6	519	209,485
	Change[1]	0.0	2.2	1.6%	% Change	-50.0	-69.2	33.3	-43.0	-7.3
Guelph[2]	Q1 2009	-4.9	8.0	818.73	Q1 2009	73	30	43	550	257,612
	Q1 2008	11.3	5.5	785.94	Q1 2008	215	89	126	679	263,559
	Change[1]	-16.2	2.5	4.2%	% Change	-66.0	-66.3	-65.9	-19.0	-2.3
Hamilton	Q1 2009	-1.4	8.8	808.88	Q1 2009	389	108	281	2,166	264,187
	Q1 2008	1.7	6.1	803.61	Q1 2008	565	349	216	2,838	281,634
	Change[1]	-3.1	2.7	0.7%	% Change	-31.2	-69.1	30.1	-23.7	-6.2
Kingston	Q1 2009	-0.3	5.5	765.31	Q1 2009	33	29	4	561	223,386
	Q1 2008	-2.2	5.6	770.26	Q1 2008	49	36	13	654	223,644
	Change[1]	2.0	-0.1	-0.6%	% Change	-32.7	-19.4	-69.2	-14.2	-0.1
Kitchener	Q1 2009	-0.4	9.6	798.72	Q1 2009	341	184	157	1,149	251,030
	Q1 2008	0.8	5.1	766.40	Q1 2008	440	279	161	1,538	264,446
	Change[1]	-1.2	4.5	4.2%	% Change	-22.5	-34.1	-2.5	-25.3	-5.1
London	Q1 2009	-1.6	8.9	813.00	Q1 2009	305	94	211	1,491	208,632
	Q1 2008	-1.9	6.5	794.89	Q1 2008	517	277	240	1,949	213,123
	Change[1]	0.3	2.4	2.3%	% Change	-41.0	-66.1	-12.1	-23.5	-2.1
Oshawa	Q1 2009	-2.3	8.3	853.20	Q1 2009	68	68	0	1,550	262,374
	Q1 2008	2.5	6.5	851.30	Q1 2008	342	264	78	2,148	265,879
	Change[1]	-4.8	1.8	0.2%	% Change	-80.1	-74.2	-100.0	-27.8	-1.3

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Changes to the Unemployment Rate and Employment Growth represent the ***absolute*** difference between current rates and the rates for the same period in the previous year

[2]Seasonally adjusted Labour Force Survey data is not available for Barrie, Brantford, Guelph and Peterborough, therefore, raw data was used.

Source: Statistics Canada (CANSIM), CMHC (Starts and Completions Survey), CREA

"SA" means Seasonally Adjusted

Ontario Region Economic and Housing Indicators

		Labour Market				Housing Market				
		Emp. Growth SA (%)	Unemp. Rate SA (%)	Average Weekly Earnings ($)		Total Starts	Single-Detached Starts	Multiple Starts	MLS® Sales	MLS® Average Price ($)
Ottawa	Q1 2009	-0.3	4.9	965.08	Q1 2009	909	303	606	2,503	284,118
	Q1 2008	4.1	4.7	924.24	Q1 2008	1,170	419	751	2,764	285,778
	Change[1]	-4.4	0.2	4.4%	% Change	-22.3	-27.7	-19.3	-9.4	-0.6
Peterborough[2]	Q1 2009	-5.3	8.1	803.25	Q1 2009	24	14	10	377	211,468
	Q1 2008	0.5	8.0	729.86	Q1 2008	32	21	11	538	219,900
	Change[1]	-5.8	0.1	10.1%	% Change	-25.0	-33.3	-9.1	-29.9	-3.8
St. Catharines-Niagara	Q1 2009	-5.2	9.6	729.33	Q1 2009	123	52	71	987	189,893
	Q1 2008	5.6	6.4	724.65	Q1 2008	259	116	143	1,342	204,982
	Change[1]	-10.7	3.2	0.6%	% Change	-52.5	-55.2	-50.3	-26.5	-7.4
Thunder Bay	Q1 2009	-7.8	7.9	780.36	Q1 2009	11	5	6	250	133,523
	Q1 2008	4.2	5.3	724.15	Q1 2008	3	3	0	319	127,969
	Change[1]	-12.0	2.6	7.8%	% Change	266.7	66.7		-21.6	4.3
Toronto	Q1 2009	-0.5	8.8	849.91	Q1 2009	5,904	1,118	4,786	12,957	358,036
	Q1 2008	2.1	6.5	824.18	Q1 2008	8,945	2,507	6,438	17,721	379,232
	Change[1]	-2.6	2.3	3.1%	% Change	-34.0	-55.4	-25.7	-26.9	-5.6
Windsor	Q1 2009	-6.7	13.7	784.81	Q1 2009	35	20	15	787	142,391
	Q1 2008	4.4	8.7	802.15	Q1 2008	39	29	10	1,041	159,164
	Change[1]	-11.1	5.0	-2.2%	% Change	-10.3	-31.0	50.0	-24.4	-10.5
Ontario	March 09	-2.0	8.7	827.98	Q1 2009	9,475	2,655	6,820	30,468	286,253
	March 08	1.8	6.4	803.86	Q1 2008	13,914	5,341	8,573	40,435	303,137
	Change[1]	-3.8	2.3	3.0%	% Change	-31.9	-50.3	-20.4	-24.6	-5.6
Canada	March 09	-1.5	8.0	799.27	Q1 2009	23,772	8,814	14,958	76,896	283,520
	March 08	1.9	6.1	769.33	Q1 2008	43,610	15,329	28,281	105,202	310,798
	Change[1]	-3.5	1.9	3.9%	% Change	-45.5	-42.5	-47.1	-26.9	-8.8

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Changes to the Unemployment Rate and Employment Growth represent the ***absolute*** difference between current rates and the rates for the same period in the previous year

[2]Seasonally adjusted Labour Force Survey data is not available for Barrie, Brantford, Guelph and Peterborough, therefore, raw data was used

Source: Statistics Canada (CANSIM), CMHC (Starts and Completions Survey), CREA

"SA" means Seasonally Adjusted

Ontario Region Housing Forecast - New Construction

	Housing Starts	2008	2009(F)	% chg (2008/2009)	2010(F)	% chg (2009/2010)	YTD 2009	YTD 2008	% chg (2008/2009)
Barrie	Single-Detached	858	640	-25.4	630	-1.6	38	208	-81.7
	Multiple	558	425	-23.8	435	2.4	0	12	-100.0
	Total	1,416	1,065	-24.8	1,065	0.0	38	220	-82.7
Brantford	Single-Detached	283	275	-2.8	275	0.0	69	37	86.5
	Multiple	149	85	-43.0	105	23.5	2	34	-94.1
	Total	432	360	-16.7	380	5.6	71	71	0.0
Greater Sudbury	Single-Detached	469	300	-36.0	280	-6.7	8	26	-69.2
	Multiple	74	120	62.2	120	0.0	8	6	33.3
	Total	543	420	-22.7	400	-4.8	16	32	-50.0
Guelph	Single-Detached	425	250	-41.2	275	10.0	30	89	-66.3
	Multiple	662	300	-54.7	350	16.7	43	126	-65.9
	Total	1,087	550	-49.4	625	13.6	73	215	-66.0
Hamilton	Single-Detached	1,675	1,050	-37.3	1,175	11.9	108	349	-69.1
	Multiple	1,854	1,445	-22.1	1,475	2.1	281	216	30.1
	Total	3,529	2,495	-29.3	2,650	6.2	389	565	-31.2
Kingston	Single-Detached	546	400	-26.7	375	-6.3	29	36	-19.4
	Multiple	126	100	-20.6	140	40.0	4	13	-69.2
	Total	672	500	-25.6	515	3.0	33	49	-32.7
Kitchener	Single-Detached	1,446	1,100	-23.9	1,100	0.0	184	279	-34.1
	Multiple	1,188	1,100	-7.4	1,200	9.1	157	161	-2.5
	Total	2,634	2,200	-16.5	2,300	4.5	341	440	-22.5
London	Single-Detached	1,369	650	-52.5	700	7.7	94	277	-66.1
	Multiple	1,016	850	-16.3	750	-11.8	211	240	-12.1
	Total	2,385	1,500	-37.1	1,450	-3.3	305	517	-41.0
Oshawa	Single-Detached	1,500	620	-58.7	720	16.1	68	264	-74.2
	Multiple	487	428	-12.1	418	-2.3	0	78	-100.0
	Total	1,987	1,048	-47.3	1,138	8.6	68	342	-80.1

Source: CMHC (Starts and Completions Survey)
(F) = CMHC Forecast

Ontario Region Housing Forecast - New Construction

	Housing Starts	2008	2009(F)	% chg (2008/2009)	2010(F)	% chg (2009/2010)	YTD 2009	YTD 2008	% chg (2008/2009)
Ottawa	Single-Detached	2,956	2,125	-28.1	2,000	-5.9	303	419	-27.7
	Multiple	4,042	3,250	-19.6	3,500	7.7	606	751	-19.3
	Total	6,998	5,375	-23.2	5,500	2.3	909	1,170	-22.3
Peterborough	Single-Detached	300	240	-20.0	255	6.3	14	21	-33.3
	Multiple	128	80	-37.5	85	6.3	10	11	-9.1
	Total	428	320	-25.2	340	6.3	24	32	-25.0
St. Catharines-Niagara	Single-Detached	680	500	-26.5	500	0.0	52	116	-55.2
	Multiple	458	400	-12.7	450	12.5	71	143	-50.3
	Total	1,138	900	-20.9	950	5.6	123	259	-52.5
Thunder Bay	Single-Detached	165	145	-12.1	155	6.9	5	3	66.7
	Multiple	2	30	1400.0	55	83.3	6	0	#DIV/0!
	Total	167	175	4.8	210	20.0	11	3	266.7
Toronto	Single-Detached	11,308	5,500	-51.4	5,700	3.6	1,118	2,507	-55.4
	Multiple	30,904	21,350	-30.9	21,800	2.1	4,786	6,438	-25.7
	Total	42,212	26,850	-36.4	27,500	2.4	5,904	8,945	-34.0
Windsor	Single-Detached	328	225	-31.4	250	11.1	20	29	-31.0
	Multiple	125	80	-36.0	80	0.0	15	10	50.0
	Total	453	305	-32.7	330	8.2	35	39	-10.3
Ontario	Single-Detached	31,108	17,850	-42.6	18,000	0.8	2,655	5,341	-50.3
	Multiple	43,968	33,475	-23.9	34,300	2.5	6,820	8,573	-20.4
	Total	75,076	51,325	-31.6	52,300	1.9	9,475	13,914	-31.9
Canada	Single-Detached	93,202	62,400	-33.0	67,900	8.8	8,814	15,329	-42.5
	Multiple	117,854	79,500	-32.5	82,400	3.6	14,958	28,281	-47.1
	Total	211,056	141,900	-32.8	150,300	5.9	23,772	43,610	-45.5

Source: CMHC (Starts and Completions Survey)
(F) = CMHC Forecast

Ontario Region Housing Forecast - Resale Market

		2008	2009(F)	% chg (2008/2009)	2010(F)	% chg (2009/2010)	YTD 2009	YTD 2008	% chg (2008/2009)
Barrie	MLS® Sales	4,058	3,410	-16.0	3,445	1.0	647	895.0	-27.7
	MLS® Avg. Price	264,034	250,835	-5.0	242,555	-3.3	252,768	256,388	-1.4
Brantford	MLS® Sales	2,097	1,500	-28.5	1,575	5.0	368	501	-26.5
	MLS® Avg. Price	218,890	208,000	-5.0	205,000	-1.4	210,515	218,461	-3.6
Greater Sudbury	MLS® Sales	2,396	1,550	-35.3	1,600	3.2	296	519	-43.0
	MLS® Avg. Price	211,614	197,000	-6.9	188,000	-4.6	194,275	209,485	-7.3
Guelph	MLS® Sales	2,794	2,200	-21.3	2,300	4.5	550	679	-19.0
	MLS® Avg. Price	267,329	255,000	-4.6	250,000	-2.0	257,612	263,559	-2.3
Hamilton	MLS® Sales	12,110	9,600	-20.7	10,000	4.2	2,166	2,838	-23.7
	MLS® Avg. Price	280,790	267,000	-4.9	258,000	-3.4	264,187	281,634	-6.2
Kingston	MLS® Sales	3,473	3,200	-7.9	3,300	3.1	561	654	-14.2
	MLS® Avg. Price	235,047	233,500	-0.7	237,000	1.5	223,386	223,644	-0.1
Kitchener	MLS® Sales	6,269	5,100	-18.6	5,300	3.9	1,149	1,538	-25.3
	MLS® Avg. Price	271,222	257,000	-5.2	251,000	-2.3	251,030	264,446	-5.1
London	MLS® Sales	8,620	6,500	-24.6	6,700	3.1	1,491	1,949	-23.5
	MLS® Avg. Price	212,092	207,000	-2.4	205,000	-1.0	208,632	213,123	-2.1
Oshawa	MLS® Sales	8,797	6,250	-29.0	6,400	2.4	1,550	2,148	-27.8
	MLS® Avg. Price	273,984	259,000	-5.5	250,000	-3.5	273,984	269,971	1.5

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Source: CREA
(F) = CMHC Forecast

Ontario Region Housing Forecast - Resale Market

		2008	2009(F)	% chg (2008/2009)	2010(F)	% chg (2009/2010)	YTD 2009	YTD 2008	% chg (2008/2009)
Ottawa	MLS® Sales	13,908	12,500	-10.1	13,200	5.6	2,503	2,764	-9.4
	MLS® Avg. Price	290,483	289,000	-0.5	291,000	0.7	284,118	285,778	-0.6
Peterborough	MLS® Sales	2,506	1,820	-27.4	1,900	4.4	377	538	-29.9
	MLS® Avg. Price	230,656	215,000	-6.8	207,000	-3.7	211,468	219,901	-3.8
St. Catharines-Niagara	MLS® Sales	5,896	4,700	-20.3	4,900	4.3	987	1,342	-26.5
	MLS® Avg. Price	203,648	195,000	-4.2	192,000	-1.5	189,893	204,982	-7.4
Thunder Bay	MLS® Sales	1,649	1,320	-20.0	1,400	6.1	250	319	-21.6
	MLS® Avg. Price	139,301	142,100	2.0	145,500	2.4	133,523	127,967	4.3
Toronto	MLS® Sales	76,387	60,000	-21.5	63,500	5.8	12,957	17,721	-26.9
	MLS® Avg. Price	379,943	360,000	-5.2	348,000	-3.3	358,036	379,232	-5.6
Windsor	MLS® Sales	4,546	3,600	-20.8	3,725	3.5	787	1,041	-24.4
	MLS® Avg. Price	159,709	142,000	-11.1	136,000	-4.2	142,391	159,164	-10.5
Ontario	MLS® Sales	181,001	144,200	-20.3	150,100	4.1	30,468	40,435	-24.6
	MLS® Avg. Price	302,354	287,100	-5.0	276,700	-3.6	286,253	303,137	-5.6
Canada[1]	MLS® Sales	433,990	357,800	-17.6	386,100	7.9	433,990	105,115	312.9
	MLS® Avg. Price	303,607	283,100	-6.8	283,100	0.0	303,607	310,821	-2.3

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Source: CREA
(F) = CMHC Forecast
[1] Canada total excludes the territories

Ontario Region Housing Forecast - Rental Market

	Vacancy Rate		Average Rent 2-Bedroom Units	
	Oct 2008	Oct 2009(F)	Oct 2008	Oct 2009(F)
Barrie	3.5	3.0	954	970
Brantford	2.4	2.2	752	760
Greater Sudbury	0.7	1.0	800	840
Guelph	2.3	2.0	869	885
Hamilton	3.2	2.9	836	850
Kingston	1.3	1.2	880	905
Kitchener	1.8	1.6	845	860
London	3.9	4.2	834	845
Oshawa	4.2	3.7	889	905
Ottawa	1.4	1.0	995	1,025
Peterborough	2.4	2.2	850	870
St. Catharines-Niagara	4.3	4.0	777	790
Thunder Bay	2.2	1.6	719	735
Toronto	2.0	1.8	1,095	1,120
Windsor	14.6	17.0	772	775
Canada[1]	2.3	2.2	n/a	n/a

Source: CMHC Fall Rental Market Survey
(F) = CMHC Forecast
[1] All centres 100,000+

Ontario Region - Housing Forecast Ranges

	2009			2010		
	Point Forecast	**High Forecast**	**Low Forecast**	**Point Forecast**	**High Forecast**	**Low Forecast**
Ontario						
Housing Starts	51,325	53,000	48,000	52,300	60,000	45,000
Multiple	33,475	34,000	31,000	34,300	36,000	31,000
Single	17,850	19,000	17,000	18,000	24,000	14,000
MLS® Sales	144,200	146,000	140,000	150,100	160,000	145,000
MLS® Average Price ($)	287,100	290,000	285,000	276,700	290,000	275,000
Canada						
Housing Starts	141,850	160,000	125,000	150,200	180,000	130,000
Multiple	79,450	89,000	71,200	82,200	98,800	69,500
Single	62,400	71,000	53,800	68,000	81,200	60,500
MLS® Sales	357,800	380,000	320,000	386,100	430,000	350,000
MLS® Average Price ($)	283,100	295,000	270,000	283,100	300,000	270,000

Sources : CMHC

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2009 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Client e-Update

A monthly **e-newsletter** that features the latest market insights, housing research and information to help housing finance professionals enhance client relationships and grow their business.

65434_2009_002